

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



December 31, 2013

Richard J. Berry, Mayor

Ron Hensley, P.E.  
The Group  
300 Branding Iron Road SE  
Rio Rancho, New Mexico 87124

RE: **Izzat Subdivision** (5 Lot Residential)  
NAA Tract 2, Unit 3, Block 3, Lot 31  
**Grading & Drainage Plan** for Preliminary Plat & Building Permit  
**PE Stamp: 10/29/13**

File # **C20/D069**

Dear Mr. Hensley

Based upon the information provided in your submittal received 12/16/2013, the above referenced plan cannot be approved for **Building Permit**.

The following issues need to be addressed on this Grading and Drainage plan for Preliminary Plat and Building Permit approval:

1. The location map should be corrected by darkening Lot 31 rather than Lot 32.
2. Runoff calculations that you provided did not consider offsite drainage in the adjacent Carmel roadway. My quick review of historic flows in Carmel found that existing flows from further east, plus proposed runoff from this site will exceed the capacity of the existing Double "D" inlet on Ventura, just north of Carmel. The resulting backup will result in ponding on the west side of Lot 32. Hence, the proposal to improve channelization of the rundown to that inlet is not sufficient.
3. To mitigate the issue identified in Item 2, this development will need to include the construction of one Type "Double C" inlet on the north side of Carmel, just east of Ventura, plus one stick of 18" RCP (Capped) and at least 6 LF of Standard Curb and Gutter on the upstream side of the inlet. There is an existing 18" Storm Drain pipe stubbed to that location by the Ventura Village development (CPN 399981).
4. Call out all proposed retaining wall limits on the plan view and provide Top of Wall and Bottom of Wall (or footing) elevations at critical points.

1 of 2

**C20/D069**

Izzat Subdivision Grading Plan

December 31, 2013

Page 2

5. Clarify the intended drainage pattern in the "Tee" area of the site paving. Does the flow in the north gutter continue west, around the end of the tee, or does the gutter spill out across the tee to the south? I suggest an additional spot elevation in the gutter flow-line, in line with the Property Line between Lots 2 and 3.

If you have any questions, please contact me by email at [grolson@cabq.gov](mailto:grolson@cabq.gov) or telephone (505) 924-3994.

Sincerely,



Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file **C20-D069**  
c.pdf Addressee via Email: [Ron@TheGroup.cc](mailto:Ron@TheGroup.cc)

<b><u>BASIN SUMMARY</u></b>	
<b><u>Basin</u></b>	<b><u>Q100 cfs</u></b>
Izzat Subdivision Site	12.05
Upstream Subdivisions (2)*	11.00
Upstream Carmel - R/W	0.90
Adjacent Carmel - R/W	1.85
Ventura Pavement	9.25
<b>Totals =</b>	<b>35.05</b>
* Discharge rates based upon Grading and Drainage Plans for existing development.	